

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

January 15, 2008

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 15, 2008, at 8:30 a.m. at the Vivian Gordon Apartments, 4227 South Oakenwald, Chicago, Illinois.

Chairperson Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O’Keefe Carlos Ponce Mary Wiggins Sandra Young
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Absent:	None
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Also present were Adrienne Minley, Chief of Staff; Jorge Cazares, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Adrienne Minley, Chief of Staff, then presented her monthly report. Per Ms. Minley, the Hilliard Phase 2 Family Building achieved 100 percent occupancy in December 2007, making it the first CHA mixed-income development to reach completion and full initial occupancy in every phase. The total historic preservation of Hilliard cost \$98.3 million dollars over two phases and produced 654 gut-rehabbed units, 45 percent of which are CHA replacement units. Ms. Minley continued by saying that construction on the second and final building at Loomis Court was completed and, all of the 61 new units were also leased-up in December 2007. Loomis is one of the three project-based Section 8 “City-State” properties that have been completed over the last two years. The other two sites are Lathrop Elderly and Harrison Courts. Ms. Minley concluded her report by announcing the move of the offices of Grand Boulevard Federation into the Charles A. Hayes Family Investment Center on Friday, February 1st.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session.

Chairman Nesbitt thereupon introduced the Resolutions discussed in Executive Session. Commissioner Ponce then presented an Omnibus Motion for approval of the following resolutions for Executive Session Item 1 and 2:

Executive Session Item 1

RESOLUTION NO. 2008-CHA-1

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 10, 2008, requesting that the Board of Commissioners approves the Personnel Actions Report for December 2007.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for December 2007.

Executive Session Item 2

RESOLUTION NO. 2008-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2008, entitled “Recommendation to Approve Chairman’s Salary.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves a monthly salary for the Chairman of the Board of Commissioners, Martin Nesbitt, in the amount of six thousand two hundred and fifty dollars (\$6,250), to be paid monthly, for the fourteen month period of October 1, 2007 thru December 31, 2008 for an aggregate total of eighty-seven thousand five hundred dollars (\$87,500) and which may be renewed at the discretion of the Board.

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O’Keefe
	Carlos Ponce
	Sandra Young
	Mary Wiggins

Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner O’Keefe, Chairperson of the Finance and Audit Committee, then presented her monthly report. Per Commissioner O’Keefe the Finance & Audit Committee held its regular meeting on Wednesday, January 9 at approximately 1:15 p.m. at the 60 East Van Buren Corporate offices. Miroslava Mejia-Krug, Chief Financial Officer, and staff presented the Committee with the Treasury and Cash Flow Report for the month of December 2007.

There being no resolutions to approve, the Finance & Audit Committee report was accepted in total.

Commissioner Ivers then presented the Operations and Facilities Committee monthly report. Per Commissioner Ivers, the Operations and Facilities Committee Meeting was held on Wednesday, January 9, 2008 at approximately 1:35 p.m. at the 60 E. Van Buren Corporate offices. Per Commissioner Ivers, at the request of staff, Items B1 thru B3 were tabled at Committee Meeting and approval deferred for today’s Board Meeting.

Commissioner Young then introduced a Motion for the adoption of the Resolution for Item B1.

(Item B1)

The resolution for Item B1 approves a Contract Modification with The George Sollitt Construction Company for additional work related to the general renovation of Trumbull Park

Homes. This contract modification provides funding for the Contractor's work to replace all of the staircases in Buildings A1 through A7, located in the northwest corner of the Trumbull Park Homes development. In many areas, the stairs have collapsed. In other areas, the stairs are pulling away from the walls because the bolts anchoring the stair treads and/or the stairs are corroded. Replacement of all the staircases, as opposed to only repairing them, will be more cost-effective and will deliver a better value and longer lasting solution for the costs expended. The Contractor will also construct new laundry facilities and office space. This work is intended to provide adequate laundry facilities to meet the resident's requirements for washing and drying laundry, and additional office space.

RESOLUTION NO. 2008-CHA-3

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-14 TO CONTRACT NO. 0617 WITH THE GEORGE SOLLITT CONSTRUCTION COMPANY FOR ADDITIONAL WORK RELATED TO THE GENERAL RENOVATION OF TRUMBULL PARK HOMES (IL2-025)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chairperson, Chief Executive Officer or their respective designee to execute Contract Modification No. G-14 to Contract No. 0617 with The George Sollitt Construction Company in the amount of \$3,388,794.00 for additional work related to the general renovation of Trumbull Park Homes (IL2-025). The new total contract amount of Contract No. 0617 is \$60,621,887.86.

This Contract Modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item B1 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Sandra Young Mary Wiggins
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ivers then introduced a Motion for the adoption of the Resolution for Item B2.

(Item B2)

The resolution for Item B2 ratifies Contract Modification with Friedler Construction Company for additional work related to the renovation of Dearborn Homes, Phase 1. The contract modification provides for installation of two valve vaults and 385 feet of ductile iron water pipe to provide water service to 2920 and 2940 South State. The Contractor will also pressure test and chlorinate said lines. This water service is required to provide water suitable for drinking as well as washing, and it is also required to operate the boilers for heating the buildings. In addition the Contractor will provide a step up transformer, a temporary building to enclose it, conduit and additional services to provide temporary electric service to 2920 and 2940 South State Street. This work is needed to provide a "bridge" source of electricity for the buildings for tenant use, while permanent service is built for the entire Dearborn complex over the next year, and electricity is required to operate common area requirements for the buildings, including water pumps, elevators, control systems, emergency lighting, and security systems. During the review of this Contract Modification, staff determined that this work needed to be started as quickly as possible because of its impact on the plan to begin moving residents into these buildings in January of 2008. Friedler was already performing as the general contractor at Dearborn Homes and was in position to start the work immediately.

RESOLUTION NO. 2008-CHA-4

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008 entitled “RATIFICATION OF MODIFICATION NO. G-03 TO CONTRACT NO. 7043 WITH FRIEDLER CONSTRUCTION COMPANY FOR ADDITIONAL WORK RELATED TO THE FAMILY HOUSING RENOVATION OF DEARBORN HOMES (IL2-009) – PHASE 1”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratifies Contract Modification No. G-03 to Contract No. 7043 with Friedler Construction Company in the not-to-exceed amount of \$496,171.00 for additional work related to the Family Housing renovation of Dearborn Homes (IL2-009) – Phase 1 at 2920 and 2940 South State Street. The new total contract amount of Contract No. 7043 is the not-to-exceed amount of \$18,564,033.00. This Contract Modification is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item B2 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O’Keefe Carlos Ponce Sandra Young Mary Wiggins
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ivers then introduced a Motion for the adoption of the Resolution for Item B3.

(Item B3)

The resolution for Item B3 awards contract to Friedler Construction Company in the amount of \$24,070,263.00 for the renovation of one hundred forty-six units and associated site work at seventeen buildings within Frances Cabrini Homes, subject to the approval of HUD, if required. All units are to be completed by June 21, 2009. The CHA advertised Invitation for Bid (IFB) in area newspapers and on the CHA website. Of the six bids received and opened, Friedler Construction Company was the apparent low bidder. Based on the pre-award survey meeting and submitted materials, it was determined that Friedler met the requirements of the IFB. Friedler’s original Lump Sum Base Bid Total of \$24,200,800.00 has been reduced by \$130,537.00, the amount of Deductive Alternate No. 1. This Deductive Alternate is for the cost of the appliances needed during the renovation. A contract with an appliance manufacturer will permit the CHA to purchase the needed appliances directly at a considerable savings over the cost bid by Friedler. The adjusted Lump Sum Base Bid Total amount is \$24,070,263.00. This adjustment to the Lump Sum Base Bid Total did not impact the determination of the lowest responsive and responsible bidder.

RESOLUTION NO. 2008-CHA-5

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH FRIEDLER CONSTRUCTION COMPANY FOR THE FAMILY HOUSING RENOVATION AT FRANCES CABRINI HOMES – PHASE 1 UNIT RENOVATION (IL2-002)”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chairperson, Chief Executive Officer or their respective designee to execute a contract with Friedler Construction

Company in the amount of \$24,070,263.00 for the renovation of one hundred forty-six (146) units and associated site work at seventeen (17) buildings within Frances Cabrini Homes (IL2-002), a Family Housing development, subject to the approval of the U. S. Department of Housing and Urban Development, if required. This work is to be completed by June 21, 2009.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolution for Item B3 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
 Hallie Amey
 Dr. Mildred Harris
 Michael Ivers
 Bridget O’Keefe
 Carlos Ponce
 Sandra Young
 Mary Wiggins

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ivers then introduced a Motion for the adoption of the Resolution for Item B4.

(Item B4)

The resolution for Item B4 approves the Non-Residential Premises Use and Lease Policy. The purpose of the Policy is to establish parameters for, and authorize, the use of non-dwelling units and/or properties for public safety and anti-drug activities, resident services and property management purposes. The Policy also sets forth parameters for use or leasing of Non-Residential Premises to third parties who seek to use such premises for social or charitable services, including but not limited to, family support, health, early childhood development, education, recreation activities, youth development, and economic self-sufficiency. The Policy applies to both new leases and renewals, and requires persons interested in leasing the premises (or in renewing their leases) to submit applications and documentation. The Policy authorizes the Chief Executive Officer, or its designee, to enter into non-dwelling leases on behalf of the CHA that are in substantial compliance with the Policy. This authority extends to premises that are currently available for non-residential use as of the date of adoption of the Policy, as well as to premises that are hereafter approved for non-dwelling purposes by the Board (and if required, by HUD). Licenses or other non-residential use agreements may also be used where appropriate, provided that the parameters of such use agreements do not exceed those set forth in the Policy for leases. Non-residential leases that fall outside the parameters established by this resolution would require further Board approval under the Significant Actions Policy. The Policy authorizes a range of rents from \$100 per month to fair market rent.

RESOLUTION NO. 2008-CHA-6

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008, entitled “Recommendation to approve the Non-Residential Premises Use and Lease Policy and to authorize entry into non-residential lease or other use agreements in accordance with such Policy”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Non-Residential Premises Use and Lease Policy.

THAT, the Non-Residential Premises Use and Lease Policy approved hereby supersedes the policy adopted on December 18, 2001, as Resolution No. 2001-CHA-201, and any and all conflicting language found in prior CHA policies pertaining to the lease of non-residential spaces.

THAT, the Board of Commissioners authorizes the Chairperson, Chief Executive Officer or their respective designee to enter in non-residential leases, licenses or other use agreements on behalf of the Chicago Housing Authority with respect to units or premises available for non-dwelling use as of the date hereof, or hereafter approved for non-dwelling purposes, provided that such leases, licenses or other use agreements are in substantial compliance with the Non-Residential Premises Use and Lease Policy approved hereby.

The Motion to adopt resolution for Item B4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O’Keefe
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, January 9, 2008 at 2:00 p.m. at the 60 East Van Buren Corporate Offices. Andy Teitelman, Deputy Managing Director, and Theresa Gibbons representative from Heartland Human Care Services presented the Committee with an update on Family Self-Sufficiency.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 thru C4 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

In October 2003, the Board authorized the CHA to negotiate and enter into a contract with Brinshore-Michaels and/or BMT-I, LLC, the master developer for the Robert Taylor Homes to provide Community and Supportive Services (CSS) to residents relocating to the Robert Taylor mixed income community. In January 2007, the board authorized the CHA to exercise the third one-year extension of the Contract, (the first of the new option periods authorized in February 2006) for the term of February 12, 2007 to February 11, 2008. The authorization of this one-year option period and the additional funding is necessary to allow BMT-1, LLC to provide post-occupancy CSS to the 83 families who moved into the redeveloped Robert Taylor community in FY2007 as well as approximately 500 families being screened for move-in at Taylor Phase C-2 in 2008. Based upon the availability of funding and BMT-1, LLC’s performance of the Contract to date, the CHA desires to extend the Contract for a fourth year. Accordingly, the resolution for Item C1 approves contract extension with BMT-1, LLC. BMT-1, LLC has met its contract obligations and remains committed to servicing residents eligible to return to the Robert Taylor mixed-income community to continue community and supportive services to families for up to two years following the occupancy of units.

RESOLUTION NO. 2008-CHA-7

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008, entitled "RECOMMENDATION TO AUTHORIZE THE EXERCISE OF AN OPTION FOR THE FOURTH ONE-YEAR EXTENSION OF CONTRACT NO. 0576 WITH BMT-1, LLC TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO FAMILIES RELOCATING TO THE ROBERT TAYLOR MIXED-INCOME COMMUNITY;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chairperson, the Chief Executive Officer or their respective designees to exercise the option to extend Contract No. 0576 (“Contract”) with BMT-1, LLC for a fourth year for the period of February 12, 2008 through February 11, 2009 to provide community and supportive services to CHA residents relocating to, or who have relocated to the Robert Taylor mixed income community, and to increase the Contract’s funding by an amount not-to-exceed \$440,000.00 adding it to the carryover balance available at the end of the current contract term. The Contract’s new aggregate total not-to-exceed contract amount will be \$2,601,416.00.

(Item C2)

In July 2002, the Board authorized the CHA to enter into an Agreement with Holsten for the redevelopment of Hilliard Homes Phase I and II, including the Hilliard Family Buildings and the Hilliard Senior Buildings. In March 2005, the Board authorized the CHA to enter into a two-year Agreement with Holsten to provide CSS to Hilliard families in the amount of \$800,000.00. In April 2007, the Board authorized a one-year extension in the amount of \$227,000.00. Holsten has met its contractual obligations under the agreement, and is currently providing post-occupancy case management and community services to the 306 families residing at Hilliard. The leasing phase for Hilliard was completed in December 2007, and the CHA has agreed to provide one-year of post-occupancy services to Hilliard families. In order to fulfill its commitment to provide one-year of post-occupancy services, the resolution for Item C2 approves a contract extension with Holsten for an additional one-year term.

RESOLUTION NO. 2008-CHA-8

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 9, 2008, entitled "AUTHORIZATION TO EXTEND CONTRACT NO. 5093 WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO THE HILLIARD COMMUNITY”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chairperson, the Chief Executive Officer or their designees to extend Contract No. 5093 (“Contract”) with Holsten Real Estate Development Corporation for the period of February 6, 2008 through February 5, 2009 and to increase the Contract’s funding by an amount not-to-exceed \$227,000.00, adding it to the carryover balance available at the end of the current contract term to continue providing community and supportive services to CHA residents residing in Hilliard Homes. The Contract’s new aggregate total not-to-exceed contract amount will be \$1,254,000.00.

(Item C3)

In June 2005, the Board authorized the CHA to enter into a contract for redevelopment of Cabrini Green Extension North with Parkside Associates, LLC. Parkside Associates is responsible for the overall redevelopment process of Parkside and is also responsible for preparing funding applications, obtaining financing, construction, and the coordination of community and supportive services (CSS). In November 2005, the Board authorized the CHA to negotiate and enter into a one-year contract with two one-year options with Holsten to provide CSS for Cabrini Green residents desiring to move into Parkside. In March 2007, the Board authorized the exercise of the first one-year option for the period of April 1, 2007 through March 31, 2008, continuing the provision of CSS to assist CHA families that have chosen to return to Parkside. The resolution for Item C3 approves the second one-year option with Holsten to continue providing CSS services to Cabrini Parkside families. Case management services have been specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria allowing them to return to the Parkside development.

RESOLUTION NO. 2008-CHA-9

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 9, 2008, entitled “RECOMMENDATION TO AUTHORIZE THE SECOND ONE-YEAR OPTION OF CONTRACT NO. 5164

WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO CABRINI GREEN RESIDENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chairperson, the Chief Executive Officer or their respective designees to exercise the second one-year option of Contract No. 5164 (“Contract”) with Holsten Real Estate Development Corporation for the period of April 1, 2008 through March 31, 2009 and to increase the Contract’s funding by an amount not-to-exceed \$550,000.00 adding it to the carryover balance available at the end of the current contract term to provide community and supportive services to Cabrini Green families returning to the new mixed income community at Parkside of Old Town.

The Omnibus Motion to adopt resolutions for Items C1 thru C4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O’Keefe
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:45 a.m.

s/b: Martin Nesbitt
Chairperson

s/b: Lee Gill, Custodian and
Keeper of Records